

MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, November 20, 2003, 1:30 p.m., Conference Room No. 106, First Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Bruce Helwig, Jim McKee, Bob Ripley and Carol Walker; (Jerry Berggren, Tim Francis and Terry Young absent). Steve Henrichsen and Teresa McKinstry of the Planning Department; and other interested citizens.

STATED PURPOSE OF MEETING: Regular Historic Preservation Commission Meeting

Chair Bob Ripley called the meeting to order and called for a motion approving the minutes of the meeting held October 16, 2003. Motion for approval made by McKee, seconded by Helwig. Motion for approval carried 4-0: Helwig, McKee, Ripley and Walker voting 'yes'; Berggren, Francis and Young absent.

The opportunity was given for persons with limited time or with an item not appearing before the Commission to address the Commission. No one appeared.

APPLICATION BY CRAIG SMITH ON BEHALF OF B&J PARTNERSHIP FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 733-749 P STREET IN THE HAYMARKET LANDMARK DISTRICT

PUBLIC HEARING: November 20, 2003

Members present: Helwig, McKee, Ripley and Walker; Berggren, Francis and Young absent).

No one appeared and there was no information to present.

APPLICATION BY B&J PARTNERSHIP FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 222 N. 8TH STREET IN THE HAYMARKET LANDMARK DISTRICT

PUBLIC HEARING: November 20, 2003

Members present: Helwig, McKee, Ripley and Walker; Berggren, Francis and Young absent).

No one appeared and there was no new information to present.

**APPLICATION BY TOM HUSTON ON BEHALF OF STACY PARTNERS FOR A
CERTIFICATE OF APPROPRIATENESS FOR WORK ON THE STACY BUILDING, 800
P STREET IN THE HAYMARKET LANDMARK DISTRICT**

PUBLIC HEARING:

November 20, 2003

Members present: Helwig, McKee, Ripley and Walker; Berggren, Francis and Young absent).

Dan Sloan appeared to present the application. He is with The Mill. This is an application for a new coffee roaster and they need to add a vent to the rear corner of the building, on the west side. He presented a mock up of the proposed addition to the building.

McKee noted that this does not appear to interfere with the air conditioner. Ripley agreed.

Ripley wondered if this can come out above the awning. Mr. Sloan does not believe that is possible. He thinks there is some kind of structural pole in the way and he would have to check with the installation people to see what their issues would be.

ACTION:

November 20, 2003

Presuming it is not possible to pierce the wall further south, McKee moved approval, seconded by Walker. Motion for approval carried 4-0: Helwig, McKee, Ripley and Walker voting 'yes'; Berggren, Francis and Young absent.

**APPLICATION BY GARY BUTTS FOR A CERTIFICATE OF APPROPRIATENESS FOR
WORK ON THE HARPHAM BUILDING, 808 P STREET IN THE HAYMARKET
LANDMARK DISTRICT**

PUBLIC HEARING:

November 20, 2003

Members present: Helwig, McKee, Ripley and Walker; Berggren, Francis and Young absent).

Gary Butts appeared to present the application. This application is for a veranda. He wanted to clarify the color. The attempt will be to paint it the same color as the metal that is on the building right now. This proposal would place the outdoor dining on a freestanding deck rather than on the sidewalk due to the excessive slope of "P" Street.

McKee believes the door was on the other end when the Commission looked at this before. Helwig believes he is correct.

Helwig wondered about the elevation of the deck. Mr. Butts replied that the deck will be the same elevation as the indoor dining. Helwig does not believe the deck would be handicap accessible. Mr. Butts replied that Building Code does not require the deck to be accessible. A ramp could also be added at some point, but it is not part of this plan.

Helwig wondered what the purpose is of installing the second elevation handrail. Mr. Butts replied that it has to do with the building code requirements. The lexan cover is shown for spacing the ballisters on the railing to match the fire escape. There will be a sloped awning covering the entire veranda. They just replaced the awning about 60 days ago. When that awning wears out, they would like to replace it with an awning that extends out about 2 feet further.

McKee inquired about the color scheme of this awning. Mr. Butts replied that they have talked about green. The existing awning is maroon.

Ripley clarified that the request is for approval of the deck with a handrail and any new awning would have to come back before the Commission. Mr. Butts agreed.

Mr. Butts noted that the deck will be made of synthetic deck material. This will not be wood. It comes in redwood and gray

McKee wondered about access under the deck. Mr. Butts replied that there would be an access at the west end, but it would be accessible with tools only.

ACTION:

November 20, 2003

Helwig moved approval of the deck, color of deck to be gray, handrail, new entrance out of the building with the doorway at the eastern half of the first bay from the west end with the posts and canopy to come back into the future, seconded by McKee. Motion for approval carried 4-0: Helwig, McKee, Ripley and Walker voting 'yes'; Berggren, Francis and Young absent.

**APPLICATION BY DETAILS, DETAILS FOR A CERTIFICATE OF APPROPRIATENESS
FOR WORK ON THE GRAINGER BUILDING, 105 N. 8TH STREET IN THE HAYMARKET
LANDMARK DISTRICT**

PUBLIC HEARING:

November 20, 2003

Members present: Helwig, McKee, Ripley and Walker; Berggren, Francis and Young absent).

Steve Henrichsen stated that this application is for a sign at the Grainger Building.

Ripley is somewhat apprehensive about what this will do to the brick. These are individually attached letters.

McKee suggested a horizontal race with the letters attached. Helwig believes you would lose some of the effect.

ACTION:

November 20, 2003

McKee moved approval with the condition that they figure out how to affix the individual mountings in the mortar joints, seconded by Walker. Motion for approval carried 4-0: Helwig, McKee, Ripley and Walker voting 'yes'; Berggren, Francis and Young absent.

APPLICATION BY NEIGHBORHOODS, INC. FOR A CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION OF 600 N. 26TH STREET IN THE HAWLEY LANDMARK DISTRICT

PUBLIC HEARING:

November 20, 2003

Members present: Helwig, McKee, Ripley and Walker; Berggren, Francis and Young absent).

Paul Sayer appeared to present the application. This is a property that was bought through the City of Lincoln. This will be part of the Antelope Valley relocation phase. This house will be demolished. The asbestos siding has been removed from the house and garage already. It must be removed before they can demolish the house. There are a lot of structural issues with this house. They plan to leave the garage. They would like to move another house to this lot. There will be 2 more houses to be demolished as part of the Antelope Valley, but they are not in this district or part of this application.

This item will have action at the next meeting.

MISCELLANEOUS:

Mary Harding appeared as Director of The Nebraska Environmental Trust. She wanted to talk about the Ferguson Mansion. It is owned by the State and has been declared as surplus property. They would like to occupy part of the building but they were told they have to occupy the entire building. Otherwise, it will be sold at private auction. Their concept is to occupy the second floor, sublease the third floor to private entities who do not have to comply with ADA concerns and potentially turn the first floor into conference space. It wouldn't take much modification to have 3 conference rooms on the first floor.

Ripley wondered if the conference rooms would be rented. Ms. Harding replied that this project must pay for itself. The building is more expensive to operate than their budget of \$25,000 a year, so it must generate some revenue.

McKee believes there would have to be some structural changes to the third floor before it could be used. Ms. Harding noted that the state was using it for the Dept. of Tourism so there must have been some kind of arrangement. There are some ADA requirements that will need to be met. The first floor is ADA accessible with an external lift. The second and third floors will have to be figured out. Ed Zimmer recommended she talk to the Commission for help with the ADA problems. They have considered taking out the back stairs to put in a lift. Without

that stairway, you couldn't get to the third floor. They also need to find some funding to help with the deferred maintenance. They are working with Lincoln Senators on an appropriation to also provide some of the capital.

The Commissioners discussed different options for funding and ADA issues with Ms. Harding.

There being no further business, the meeting was adjourned at 2:40 p.m.

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